

# Public hearing

Text changes to TVA Zone

5/9/2016

Continuation of hearing

## 2 weeks ago we heard the public speak

### Main objections:

1. Drive thru-*retracting*
2. This doesn't benefit Tolland-For UCONN not Tolland-Need for economic analysis
3. Architecture and height not appropriate for entry to Tolland Green
4. Too big for Tolland
5. "Not what we were promised"
6. Too many people/not the right kind of people (safety)

### OUR OBJECTIVE:

Work with the Commission and the Town to negotiate at a project that is a Win/Win

A project that the Town is pleased with and is economically viable for the developer to make it happen

Essentially, it's a partnership

This presentation hopes to move us both closer to that end

## 1. DRIVE THRU

We are retracting this request

We concur the drive thru is not appropriate or desired for a pedestrian friendly village environment

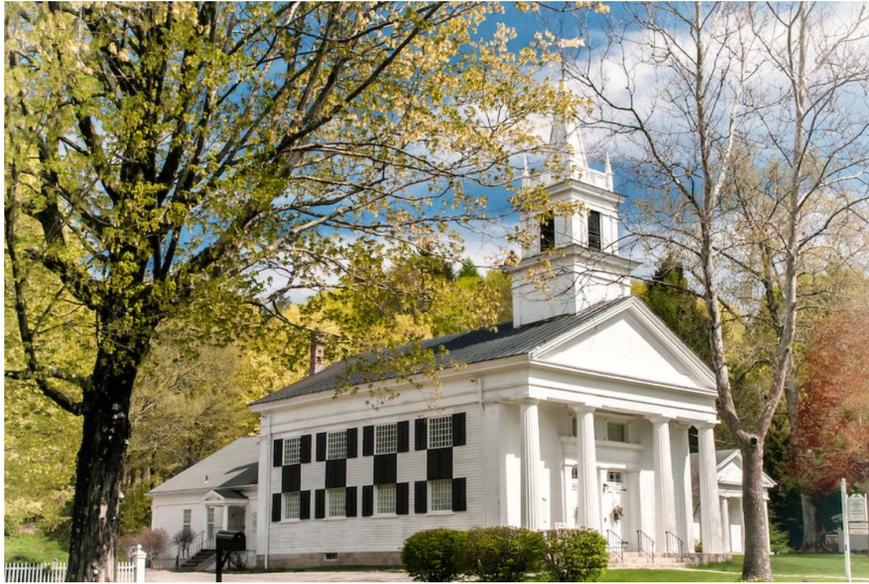
## 2. ECONOMIC ANALYSIS

Common Sense and Speaking as a lifelong resident of CT and Litchfield County  
My objective observations with humility and respect

**Litchfield County and Tolland County have a lot in common**



## ROXBURY



- RURAL
- HISTORIC
- WELL EDUCATED                      55% Bach degrees+
- HEALTHY INCOMES                      90K Median HH Inc
- 74% OF GRADS GOING TO COLLEGE
- LOVE AND CHERISH OUR TOWN

## TOLLAND



- RURAL
- HISTORIC
- WELL EDUCATED                      44% Bach degrees+
- HEALTHY INCOMES                      \$107K Median HH Income
- 79% OF GRADS GOING TO COLLEGE
- LOVE AND CHERISH OUR TOWN

But that's where it ends.

Roxbury mill rate 13



Assessed for \$300,000

\$3,900/yr in taxes

Tolland's mill rate 33



Assessed for \$300,000

\$9,900/yr in taxes

You pay 2.5 times what we pay in taxes

% of Town Budget

ROXBURY		TOLLAND	
General Gov't	30%	General Gov't	21%
Education	70%	Education	70%
Debt (interest)	0%	Debt (interest)	9%
<b>Expenditures per pupil*</b>	<b>\$28k</b>	<b>Expenditures per pupil</b>	<b>\$14k</b>

This year's proposed budget failed which was looking for a 2.52% increase and included **cutting 9 teachers**

- Tolland is struggling to keep up and needs tax increases to maintain its services
- But the town residents are not willing to pay for these necessary increases
- Either taxes will be raised or services will be cut

\* January 2016

If a budget is approved yearly with historical increases, the **mill rate will be at 42** in ten years

\*

	OPERATING COSTS						PROJECTED REVENUES / BUDGET SHORTFALL COMPARED TO 2016/2017						Estimated Mill Rate Required	Adjusted Mill Rate
	Town Operating Budget	BOE Operating Budget	Combined Operating Budget	Debt Service	General Fund for Capital Improvements	Total Town Appropriations	LESS: Estimated Revenues from Non-Tax Sources	LESS: General Fund Balance Applied	Total Property Tax Revenue	Total Forecasted Town Revenues	Additional Revenue Required to Meet Forecasted Operating Costs			
2015 / 2016 Budget	\$ 11,597,109	\$ 38,275,831	\$ 49,872,940	\$ 4,542,176	\$ 183,814	\$ 54,598,930	\$ (12,401,178)	\$ (250,000)	\$ (41,947,752)	\$ (54,598,930)	\$ -			
2016 / 2017 Est.	\$ 11,887,037	\$ 39,232,727	\$ 51,119,764	\$ 4,550,000	\$ 87,224	\$ 55,756,988	\$ (13,128,239)	\$ (150,000)	\$ (41,600,006)	\$ (54,878,245)	\$ 878,712	0.79	34.15	
2017 / 2018 Est.	\$ 12,184,213	\$ 40,213,545	\$ 52,397,758	\$ 4,550,000	\$ 193,013	\$ 57,140,771	\$ (13,128,239)	\$ -	\$ (41,563,605)	\$ (54,691,844)	\$ 2,448,926	2.19	35.55	
2018 / 2019 Est.	\$ 12,488,818	\$ 41,218,884	\$ 53,707,702	\$ 4,550,000	\$ 218,013	\$ 58,475,715	\$ (13,128,239)	\$ -	\$ (41,896,839)	\$ (55,025,078)	\$ 3,450,637	3.07	36.43	
2019 / 2020 Est.	\$ 12,801,038	\$ 42,249,356	\$ 55,050,394	\$ 4,550,000	\$ 216,858	\$ 59,817,252	\$ (13,128,239)	\$ -	\$ (42,240,968)	\$ (55,369,207)	\$ 4,448,046	3.94	37.30	
2020 / 2021 Est.	\$ 13,121,064	\$ 43,305,590	\$ 56,426,654	\$ 4,550,000	\$ 179,784	\$ 61,156,438	\$ (13,128,239)	\$ -	\$ (42,596,518)	\$ (55,724,757)	\$ 5,431,682	4.80	38.16	
2021 / 2022 Est.	\$ 13,449,091	\$ 44,388,229	\$ 57,837,320	\$ 4,550,000	\$ 179,784	\$ 62,567,105	\$ (13,128,239)	\$ -	\$ (42,964,041)	\$ (56,092,280)	\$ 6,474,825	5.70	39.06	
2022 / 2023 Est.	\$ 13,785,318	\$ 45,497,935	\$ 59,283,253	\$ 4,550,000	\$ 179,784	\$ 64,013,038	\$ (13,128,239)	\$ -	\$ (43,344,116)	\$ (56,472,355)	\$ 7,540,682	6.62	39.98	
2023 / 2024 Est.	\$ 14,129,951	\$ 46,635,383	\$ 60,765,335	\$ 4,550,000	\$ 179,784	\$ 65,495,119	\$ (13,128,239)	\$ -	\$ (43,737,353)	\$ (56,865,592)	\$ 8,629,527	7.55	40.91	
2024 / 2025 Est.	\$ 14,483,200	\$ 47,801,268	\$ 62,284,468	\$ 4,550,000	\$ 179,784	\$ 67,014,252	\$ (13,128,239)	\$ -	\$ (44,144,389)	\$ (57,272,628)	\$ 9,741,624	8.50	41.86	
2025 / 2026 Est.	\$ 14,845,280	\$ 48,996,300	\$ 63,841,580	\$ 4,550,000	\$ 179,784	\$ 68,571,364	\$ (13,128,239)	\$ -	\$ (44,565,896)	\$ (57,694,135)	\$ 10,877,229	9.46	42.82	
Forecasted Annual Operating Cost Increase -->			2.50%											
<b>Key Cost Assumptions:</b>														
1. Annual Operating Cost Increase of 2.5% versus 10 year historical average of 2.8%.														
2. No Change in Annual Debt Service from the Original 2016 / 2017 Budget Proposal.														
3. General Fund for Capital Improvements per 5 year plan w/5 year average for remaining years (2021 - 2026).														

If a budget is not approved yearly, further cuts will be necessary

**But Tolland definitely has a Huge Challenge confronting them**

How to get more tax revenues?

			<u>Net</u>	"Profit/Loss"
			<u>Fiscal</u>	from
<b>Property Types</b>	<u>Revenues</u>	<u>Cost</u>	<u>Impact</u>	<u>Revenues</u>
Single Family	\$ 28,672	\$ 31,295	\$ (2,623)	-9%
Multifamily	\$ 188	\$ 119	\$ 69	37%
Commercial	\$ 2,109	\$ 505	\$ 1,604	76%
Industrial	\$ 816	\$ 193	\$ 623	76%

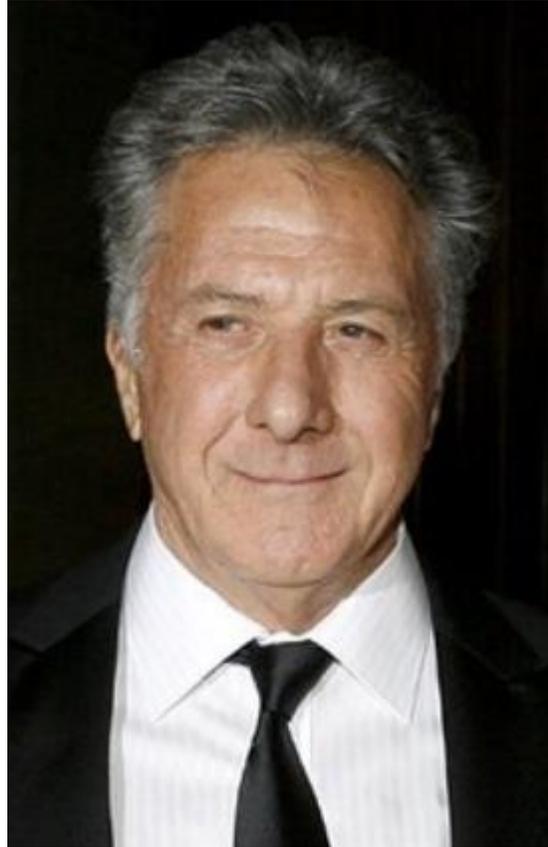
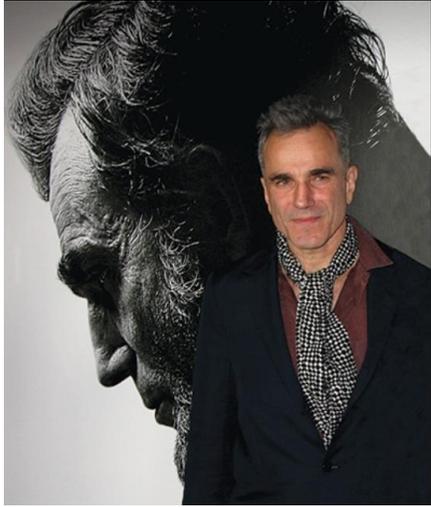
**Most revenues come from residential houses but cost the town more than they take in**

**Multifamily, Commercial and Industrial take in more than they cost the town**

Largely because these asset types do not impact the school system  
Multifamily buildings typically have only a 2% pupil population\*

**HOW DOES ROXBURY DO IT WHEN WE DON'T HAVE MULTIFAMILY, COMMERCIAL OR INDUSTRIAL?**

# Roxbury's industry



1-1/2 hr from New York City  
Large estates, no town services or kids

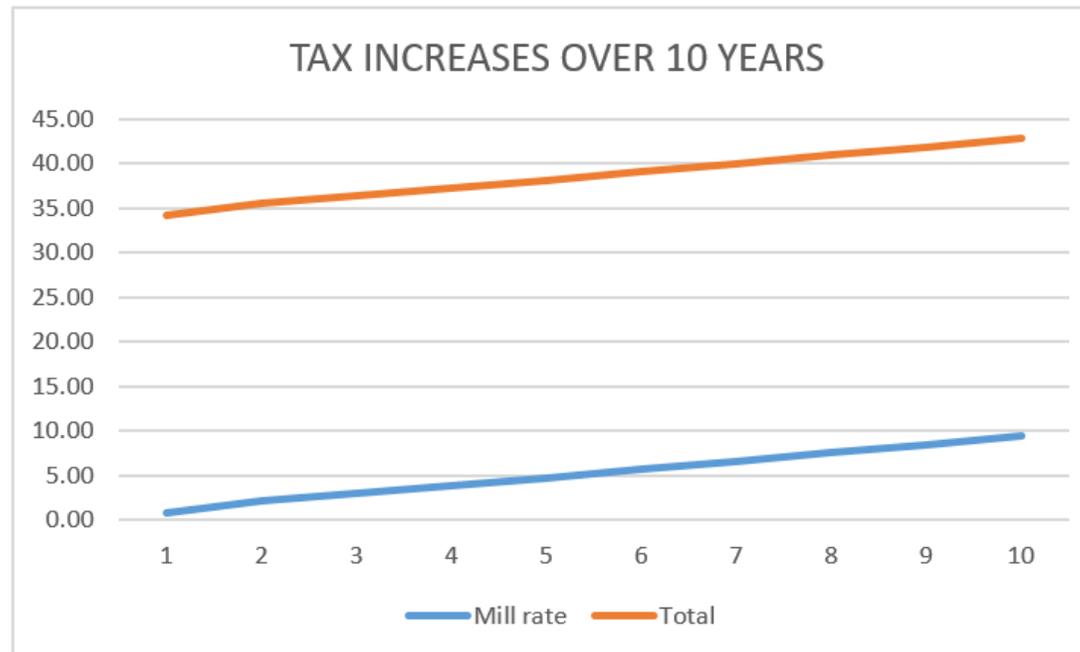
\$72mm estate

**CAPITALIZING ON NEW YORK CITY**

## Right now, Tolland's effective industry



Mill rate	Total
0.79	34.15
2.19	35.55
3.07	36.43
3.94	37.30
4.80	38.16
5.70	39.06
6.62	39.98
7.55	40.91
8.50	41.86
9.46	42.82



Like a dog trying to catch its tail

More houses=more cost

Taxes will go up

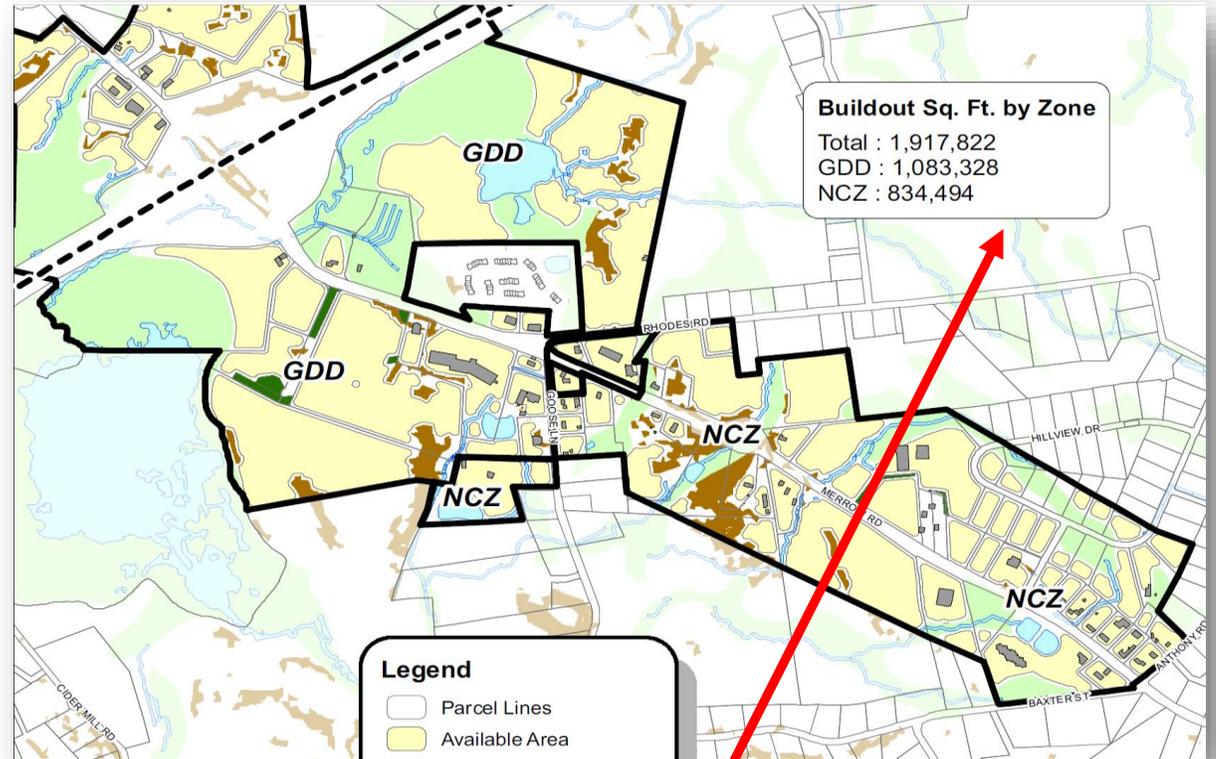
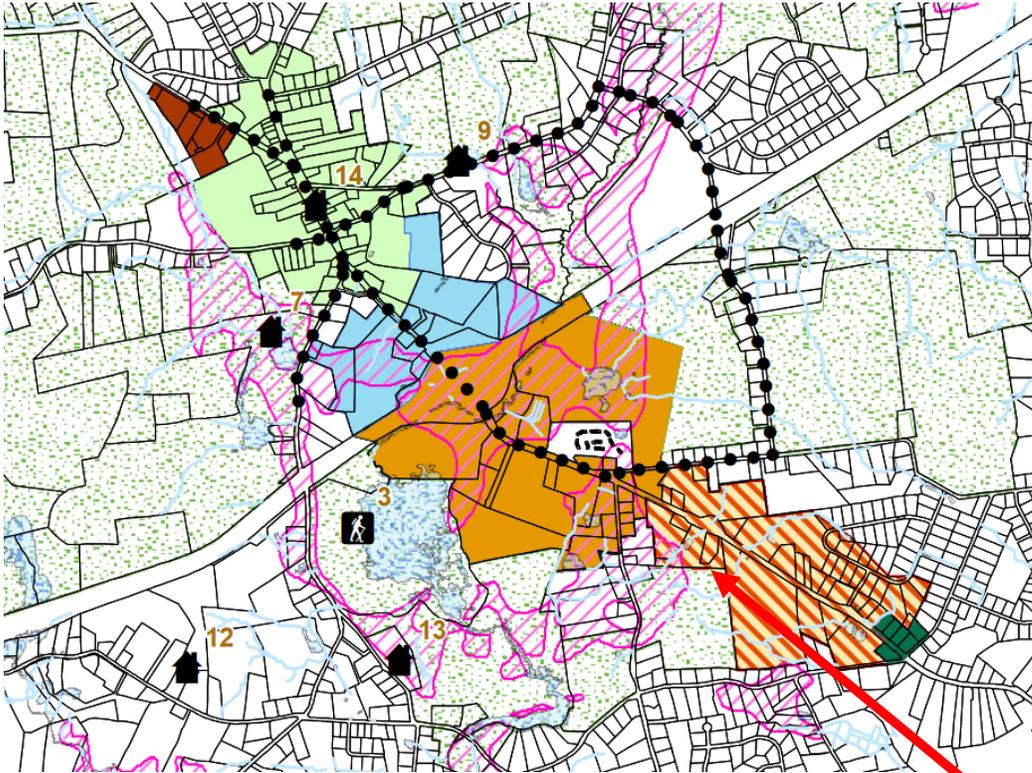
Or services will go down

The solution to Tolland's problem

The Technology Campus Zone

**FORTUNATELY, TOLLAND HAS AN ANSWER  
AND ALREADY DESIGNED A SOLUTION**

**CAPITALIZING ON UCONN**



**TECHNOLOGY CAMPUS ZONE & GATEWAY DESIGN DISTRICT  
IS CAPABLE OF HAVING OVER 1,000,000sf IN NEW BUILDINGS**

Booklet #2A  
Updated to August 12, 2008

**DRAFT BUILD OUT  
ANALYSIS**

The 2010 Plan of Conservation & Development has planned for this

- Everyone in Tolland agrees the High Tech industry should be courted for Tolland
- UCONN is now a source of world class research and development
- High tech companies want to access the brain power, labs and research faculty



Increased high tech industry's will spurn other commercial growth in the GDD  
Commercial buildings will provide tax revenues without costing the town much



This tax revenue can support and sustain Tolland's viability and way of life well into the future



**CAPITALIZING ON UCONN and HIGH TECH BUSINESS**

A good example of high tech industry in Tolland...



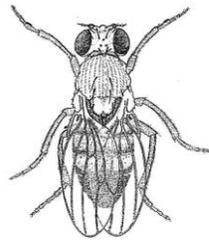
A microcosm of things to come

- Bringing in new innovative business
- Partnering with investors to develop new high tech products
- Getting Phd's and interns to work with new technologies
- LARGE BUILDING (35,000sf) with taxable income at low cost to town

**The Tech zone can accommodate over 500,000 sf of new buildings or a dozen Neracs**  
**Those new businesses will create the need for more commercial building in the GDD**

This is the answer to Tolland's revenue problems

But there's a fly in that ointment...



A dozen new Nerac's or  
500,000 new sf of  
buildings, would employ  
approximately **1,500**  
people

Where are these people going to live?

New business will want to know their employees have a place to live and amenities or they probably won't locate here.

People in the high tech business tend to be younger and will not buy houses until they start a family.

## Who are these “new” people?

### Composition of Nerac’s employees

People at Nerac	100-200k	65k	75K	50k	75k	40k	50k	50k	\$25/hr	TOTAL	TOLLAND
	Management	Analysts	Information Tech	Operations	Sales	Clerical/Admin	HR	Marketing	Interns		RESIDENTS
Nerac	4	15	7		12	3	1	1	7	50	10
MS	1								1	2	0
VT	2	5								7	0
sB	2	3							1	6	0
jb	2									2	1
EP	1								1	2	0
NG	1									1	0
OS	2	1	5	1						9	3
PS	2			7	1					10	1
MP	1		4	3		2				10	3
ns	1									1	1
number	<b>19</b>	<b>24</b>	<b>16</b>	<b>11</b>	<b>13</b>	<b>5</b>	<b>1</b>	<b>1</b>	<b>10</b>	<b>100</b>	<b>19</b>
% of workforce	<b>19%</b>	<b>24%</b>	<b>16%</b>	<b>11%</b>	<b>13%</b>	<b>5%</b>	<b>1%</b>	<b>1%</b>	<b>10%</b>	<b>100%</b>	<b>19%</b>

Imagine 1,500 of these people in your town

## Tolland Village Area

Can help attract employees and high tech businesses

- A place to live without having to buy a house
- Amenities to enjoy down time
- Recreational amenities
- Easy access to regional points
- Plenty of units to choose from
- Similar kind of people



**TAX REVENUE POSITIVE**

**\$100MM PROJECT WILL CREATE APPROXIMATELY \$2.7MM IN TAX REVENUES**

<b>Tolland Village tax revenue estimate-subject to revision</b>					
Property Tax	75000000	0.0336			\$ 2,520,000
Personal property tax	3,000,000	0.0336			\$ 100,800
Motor vehicle tax	500	8200	\$ 4,100,000	0.032	\$ 131,200
<b>GROSS TAX REVENUE</b>					<b>\$ 2,752,000</b>
<b>AFTER IMPACT</b>				37%	<b>\$ 1,010,043</b>

The gross tax revenue of \$2.75mm is double  
The proposed budget increase of \$1.37mm

**FOR TOLLAND NOT UCONN**



**Town Council  
Budget in Brief**

Proposed Fiscal Year 2016/2017 Budget

Annual Budget Presentation,  
Thursday, April 21, 2016, 7:30 PM  
THS Auditorium

At the Town Council's Special Meeting of March 29, 2016, the Town Council adopted a proposed 2016/2017 budget with a mill rate increase of 0.98 mills.

The Town Council's proposed budget results in the following:

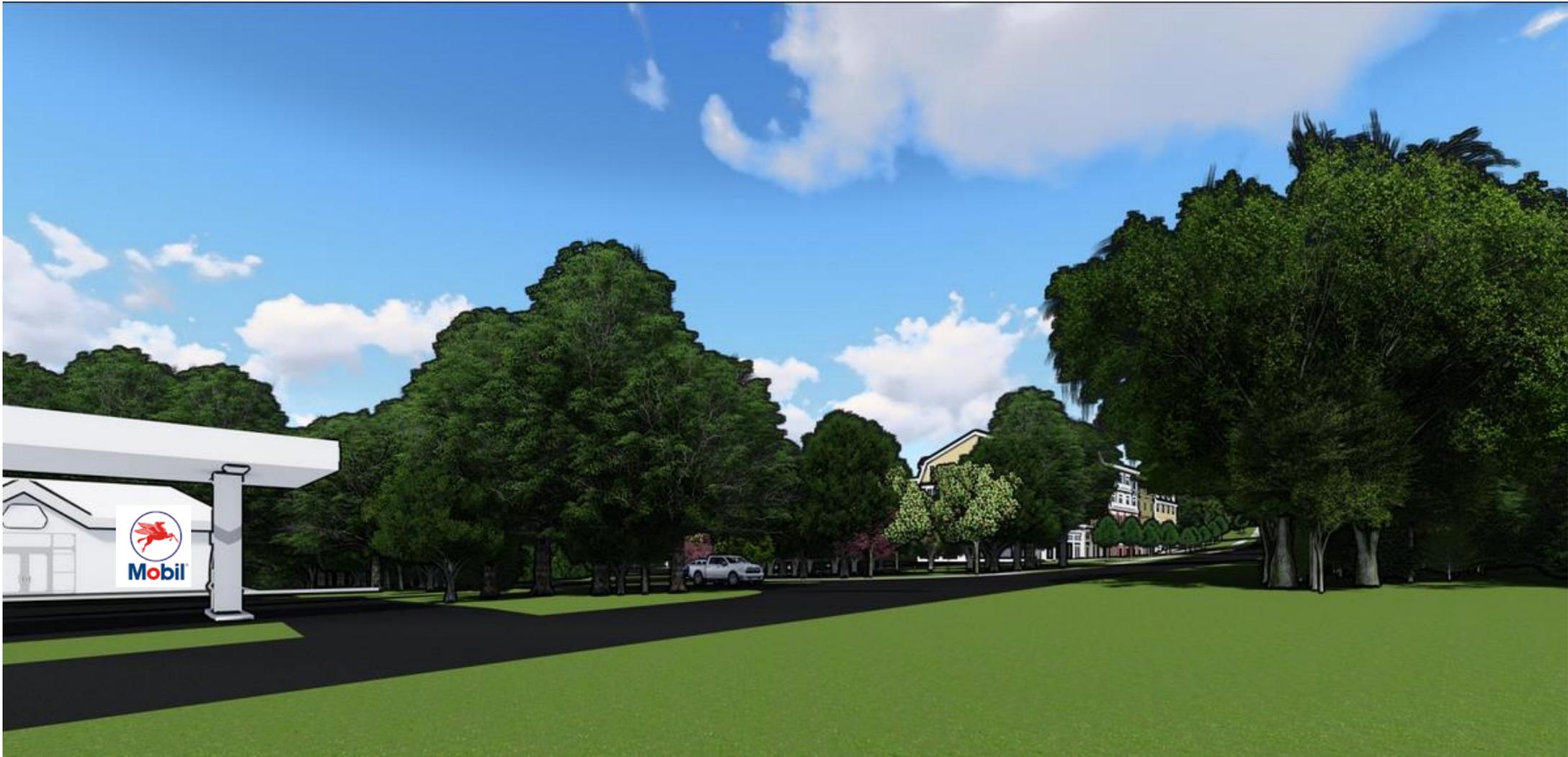
**Expenditures**

- The mill rate to support the proposed budget is 34.34.
- Expenditures as a whole have increased by \$1,373,652.
- Overall budget increase is 2.52%.

The expenditure part of the budget is broken down

### 3. ARCHITECTURE AND HEIGHT NOT APPROPRIATE FOR ENTRY TO TOLLAND GREEN

3 SLIDES



Mobil station to left, looking at intersection. New building on Merrow up hill to left

Perspective going up the hill to Tolland Green



4 Stories with retail on first floor

Backside of building facing the parking lot



Proposing: Work with Design Review Board and Historic Commission on historic look

## 4. Too big for Tolland

If Tolland is going to grow its commercial base, it will need much more alternative housing

**1,500** new people just from building out Technology Campus Zone

+ **XXX** new people from the expanded Gateway Design District

Tolland Village Project, with 369 units, will house approximately **922 people**

2% will be children or 18\*

$922/1,500=61\%$  projected employees

Booklet #5a  
Reissued January 29, 2009

DRAFT FISCAL IMPACT  
ANALYSIS

Tolland

5a

<u>Allowed under current zoning</u>	313 apartments	(2.5 people/apartment)	782 people
<u>Proposed</u>	369 apartments		922 people

A difference of 140 people

Not too big for Tolland and satisfying growth needs outlined in PCD

## 5. Not what “was promised” in PCD



## TOLLAND 2009 PLAN OF CONSERVATION AND DEVELOPMENT (7/1/11 Amendment)

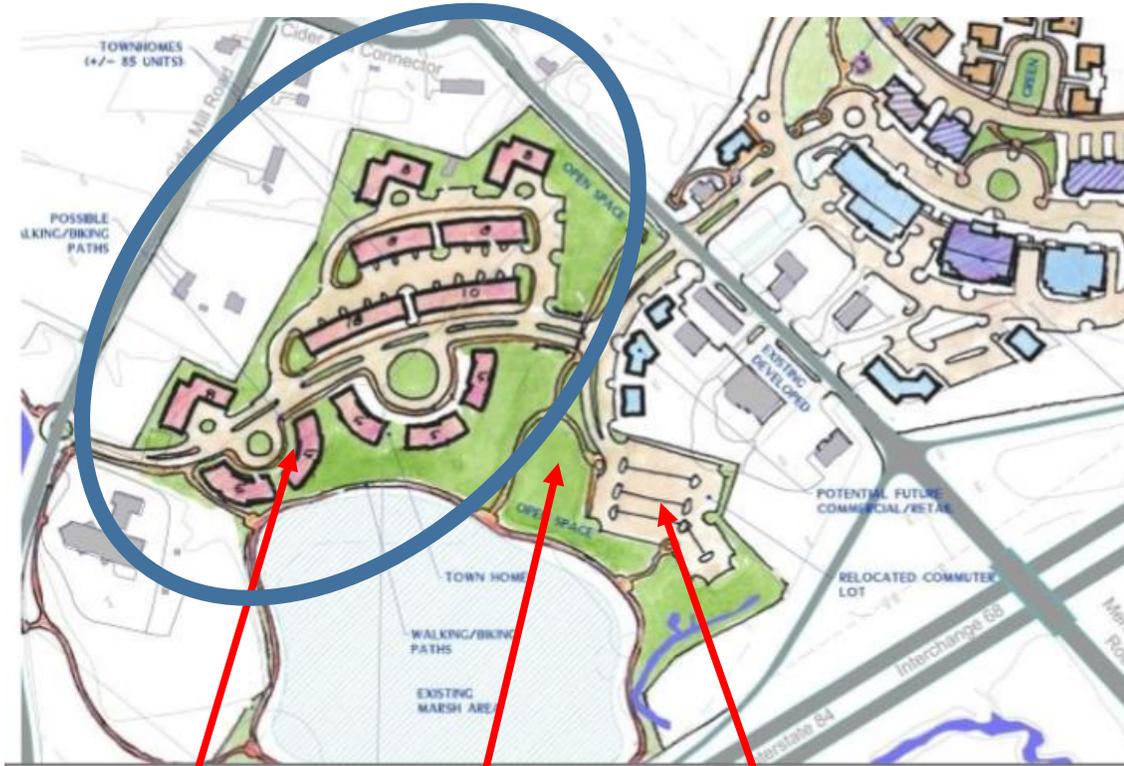
56-A

Concept Sketch

Concept Sketch

The Concept Sketch above illustrates important components of a village and how those components might work in this area. **It is not intended to be a development plan or site plan.** Rather it is intended to convey the form and style of development envisioned for this area. **It is expected that property owners will create their own plans for village style development.**

CONCEPT IS VERY SIMILAR



Residential

No Restaurant

Commuter parking



Residential

Restaurant

Hotel

## Conforms to PCD recommendations

The streetscape for a Tolland Town Center should incorporate traditional New England village features and sustainable development practices as follows:

- **A mixture of uses and activities** including residences, retail, offices, restaurants, civic uses, lodging, etc. will be allowed, so that there is activity in the area on week days and weekend, day and evening.
- **A “main street” as the village focal point**, with buildings oriented toward the street, wide sidewalks and pedestrian amenities should be incorporated into the design. Buildings on the main street should have commercial uses on the first floor to create activity and contribute to a pedestrian environment.
- **Walkability within the village area** and to nearby destinations including parks, municipal facilities and the Green, via sidewalks and trails are important and should be provided.
- **Connectivity between buildings, properties and use areas.** Even if areas are developing one at a time, sites should be planned to fit cohesively with future village development on neighboring properties.
- **Protection of nearby water resources** through preservation of green spaces and low impact development techniques.
- **Parking is mainly on-street parking.** In cases where a parking lot is necessary, it will not be prominent.
- **Building architecture is critical.** Design guidelines will illustrate desirable and undesirable building styles and architectural features for the village area. Buildings should complement the nearby historic Tolland Green, provide for an attractive gateway to our town, and create a unique atmosphere.
- **Sustainable design, high performance buildings, and “green” technology** should be encouraged.





Mixture of uses  
Wide sidewalks  
Varying colors and rooflines

Putting buildings  
Together

Sample "Main Street" Scenario



A mixture of  
uses, wide  
sidewalks,  
buildings  
built up to  
sidewalks,  
varying  
colors and  
rooflines.

Retail below/living above

**The only substantial difference is height and length of buildings**

Height is critical to give more density

- Current regulations would allow 313 units
- Proposed text changes would allow 369 units

**But allowing height frees up land to put hotel and restaurant. New business will want a hotel and an upscale restaurant.**

Allowed under current zoning	313 apartments	(2.5 people/apartment)	782 people
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Proposed	369 apartments		922 people
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A difference of 140 people

## 6. Too many people/not the right kind of people

People at Nerac	100-200k	65k	75K	50k	75k	40k	50k	50k	\$25/hr	TOLLAND	
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jb	2									2	1
EP	1								1	2	0
NG	1									1	0
OS	2	1	5	1						9	3
PS	2			7	1					10	1
MP	1		4	3			2			10	3
ns	1									1	1
number	19	24	16	11	13	5	1	1	10	100	19
% of workforce	19%	24%	16%	11%	13%	5%	1%	1%	10%	100%	19%

- Retirees
- Grown children
- Professionals
- Singles
- Couples
- Faculty
- Grad Students

This looks more like the general Tolland demographic

## Main objections:

### 1. Drive thru

*We are retracting our request for a drive thru*

### 2. Architecture and height not appropriate for entry to Tolland Green

### 3. This doesn't benefit Tolland-For UCONN not Tolland-need for economic analysis

### 4. Too big for Tolland

### 5. "Not what we were promised" (3 story townhomes)

### 6. Too many people/not the right kind of people (safety)

#### 1. Drive thru

- Retracting our request for this change

#### 2. Architecture entering Tolland Green

- Proposing we work with Design Review Board And Historic Commission to arrive at architecture

#### 3. Tolland benefits:

- Increasing tax revenues
- Providing housing options
- Providing living options and amenities for employers
- Provide dining and retail amenities for community

#### 4. Not too big for Tolland:

- Supplies some of needed housing for growth
- Close to I-84 limits area to highway
- Only 140 more people than allowed currently

#### 5. Concept/character "promised"

- Almost identical except for Height and length of building
- Increased density, hotel and restaurant within design guidelines
- Rural character maintained with development at cloverleaf

#### 6. People residing at Village are hard working, good people and, in large part like the current residents

**ZONED FOR TOLLAND, NOT FOR UCONN**

## Closing remarks

It is our opinion this project should be viewed as one leg of the stool that gets Tolland what was envisioned in the Plan of Conservation and Development.

Those of you who are opposed to this project may also be opposed to bringing in new high tech business envisioned in the PCD as that will bring in many new people that need housing and amenities. If you object to new high tech business, where will new tax revenues come from?

If the scale of the project concerns you, I must remind you, it is not much larger than what is already allowed. Furthermore, if the Town is truly prepared and committed to implement their plan and attract high tech business, this type of project is needed along with its density.

This is not destroying Tolland's character, rather its ensuring Tolland's residents can maintain its rural character and way of life, while developing its business base and housing options in a controlled area at the intersection of I-84 and Route 195.

**NE REAL ESTATE**

*Progressive Real Estate Development*